

Zoning Bylaw Review

Greenfield Survey Results

Insightrix - April / May 2021

Community Advisory Panel – June 2021



saskatoon.ca/zoningbylawreview



GREENFIELD SURVEY

In the Spring of 2021, on behalf of the City of Saskatoon, Inshtrix undertook a survey of Greenfield neighbourhood residents to gain perspectives on development in these neighbourhoods.

The same survey questions were shared with the Citizen Advisory Panel for their perspectives.

This document provides the results of these surveys.

NEIGHBOURHOOD BREAKDOWN

Insightrix Survey

373 Respondents

Neighbourhood Breakdown

	Population 2019 Total	% of Total Neighbourhoods Surveyed	% Respondents
Aspen Ridge	508	1.1%	1%
Brighton	907	1.9%	4%
Evergreen	7,794	16.6%	15%
Hampton Village	8,670	18.5%	16%
Kensington	2,446	5.2%	8%
Rosewood	4,819	10.3%	10%
Stonebridge	13,334	28.4%	27%
Willowgrove	8,420	18.0%	18%

Note: The Insightrix survey is statistically significant.

Community Advisory Panel Survey

304 respondents

Members of the Citizen Advisory Panel are residents who participate in regular online City surveys to provide input and ideas on improving City services.

57 respondents were from the same neighbourhoods as the Insightrix survey. The remaining respondents were from various neighbourhoods in the City as well as outside City limits.

Results related to the Community Advisory Panel in this presentation are from *all* respondents.

RESPONDENTS WERE ASKED WHY THEY CHOOSE THAT NEIGHBOURHOOD

(Insightrix Survey Results Only - Open Text Answer sorted by Admin)

Primary reasons for choosing their neighbourhood (more than 50 independent responses):

- new neighbourhood / growing community / family oriented
- style of home
- affordability

Other key reasons for choosing their neighbourhood (more than 25 independent responses):

- new build option
- parks and open space
- school
- ease of access to other parts of the City
- close to family and friends
- wanted to be in a specific area of the City
- safety

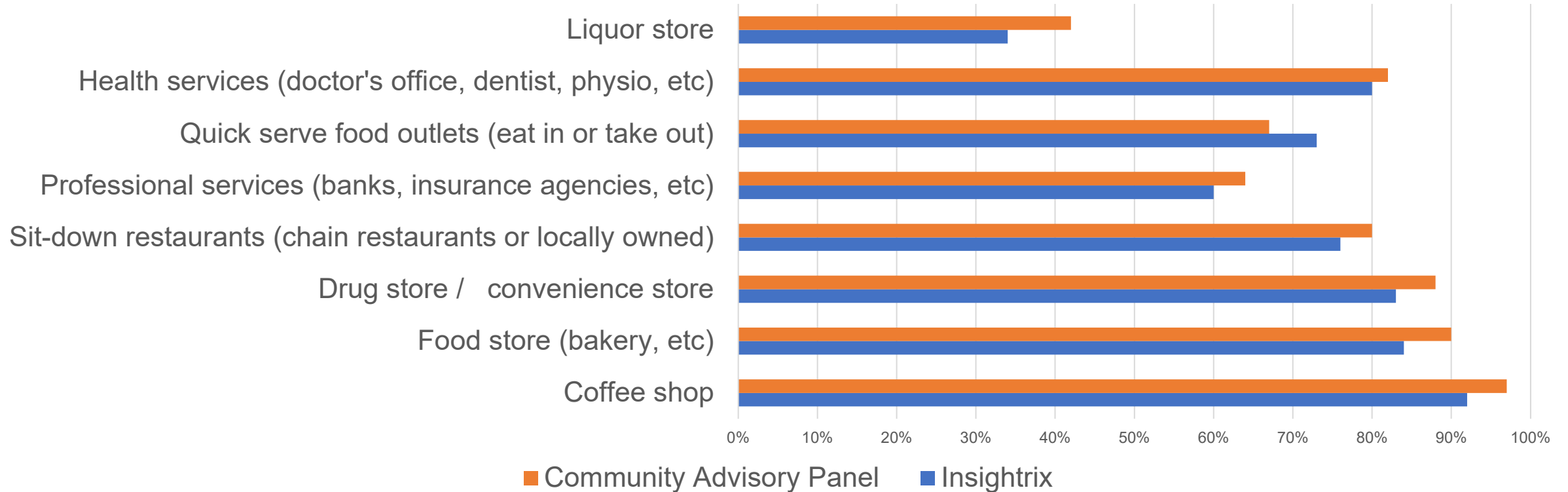
Other reasons provided included: close to work, option for a larger lot / house, rental options, accessibility, liked the area (quiet, pretty), parking

RESPONDENTS WERE ASKED PERSPECTIVES ON VILLAGE CENTRES

Some neighbourhoods have been designed with a “village centre”, meant to be the “downtown” of the neighbourhood with small scale businesses, housing other than single-family, and meeting places within the neighbourhood for events and informal gatherings and may be located near parks and elementary schools.

These village centres have been built in Willowgrove, Evergreen, Rosewood, Hampton Village.

APPROPRIATE TYPES OF BUSINESSES WITHIN VILLAGE CENTRES



WHAT TYPES OF BUSINESSES WOULD BE APPROPRIATE IN A VILLAGE CENTRE

(Open Text Questions, Sorted by Admin, both surveys)

Highest Percentage of Responses

- Restaurants
- Health Care / Pharmacy
- Coffee Shop
- Grocery Stores
- Professional Offices

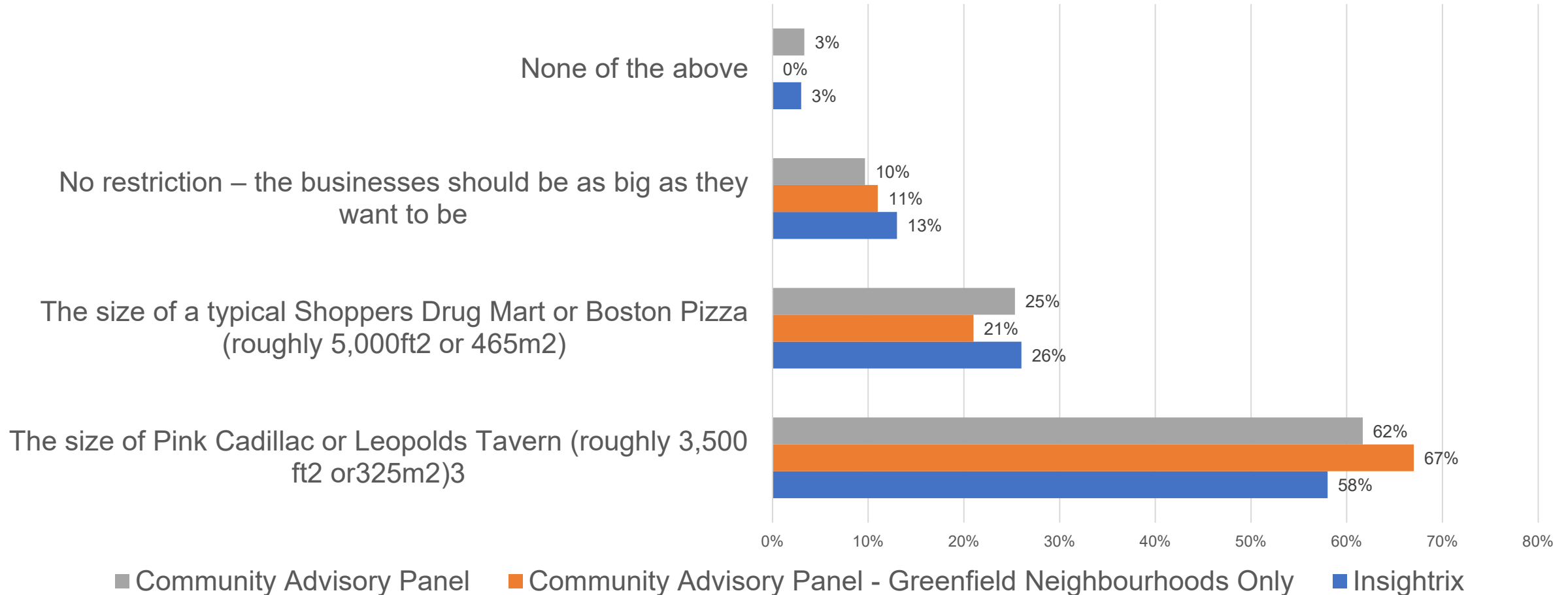
Other popular recommendations included

- Convenience stores
- Small business
- Clothing Store
- Hair Stylist / Barber / Salon / Spa
- Bakery
- Specialty Shops / Local Businesses

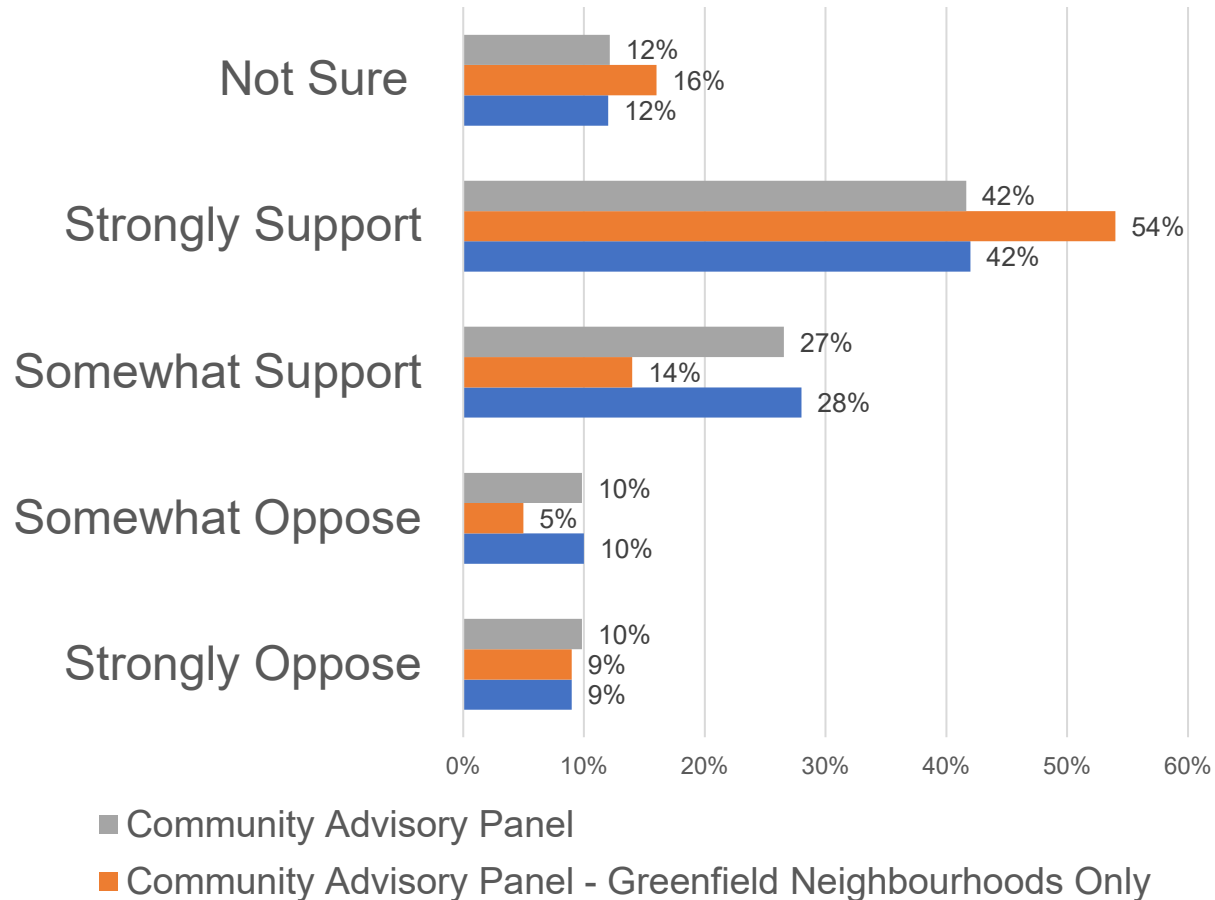
Other recommendations included gyms, post office, gas station, liquor store, cannabis store, bar / pub.

Some respondents provided specific comments about what should NOT be permitted including restaurants, retail, big box, industrial uses, bar/pub, cannabis and liquor stores.

PREFERRED BUSINESS SIZE IN VILLAGE CENTRES



BUILDINGS HEIGHT IN VILLAGE CENTRES



Respondents who supported no more than three stories stated:

- Keeps neighbourhood feel / character
- Do not support high rise type buildings
- Higher would make it feel like downtown
- Shadows / blocks view and sunlight
- Visually appealing / Esthetic
- Fewer parking issues / too congested
- Less dense
- Human scale

Respondent who opposed no more than three stories stated:

- Combat sprawl
- Increase density, allow for more housing
- Better use of land
- Environmental benefit of less sprawl
- Don't like limiting factors



VERTICAL MIXED USE IN VILLAGE CENTRES

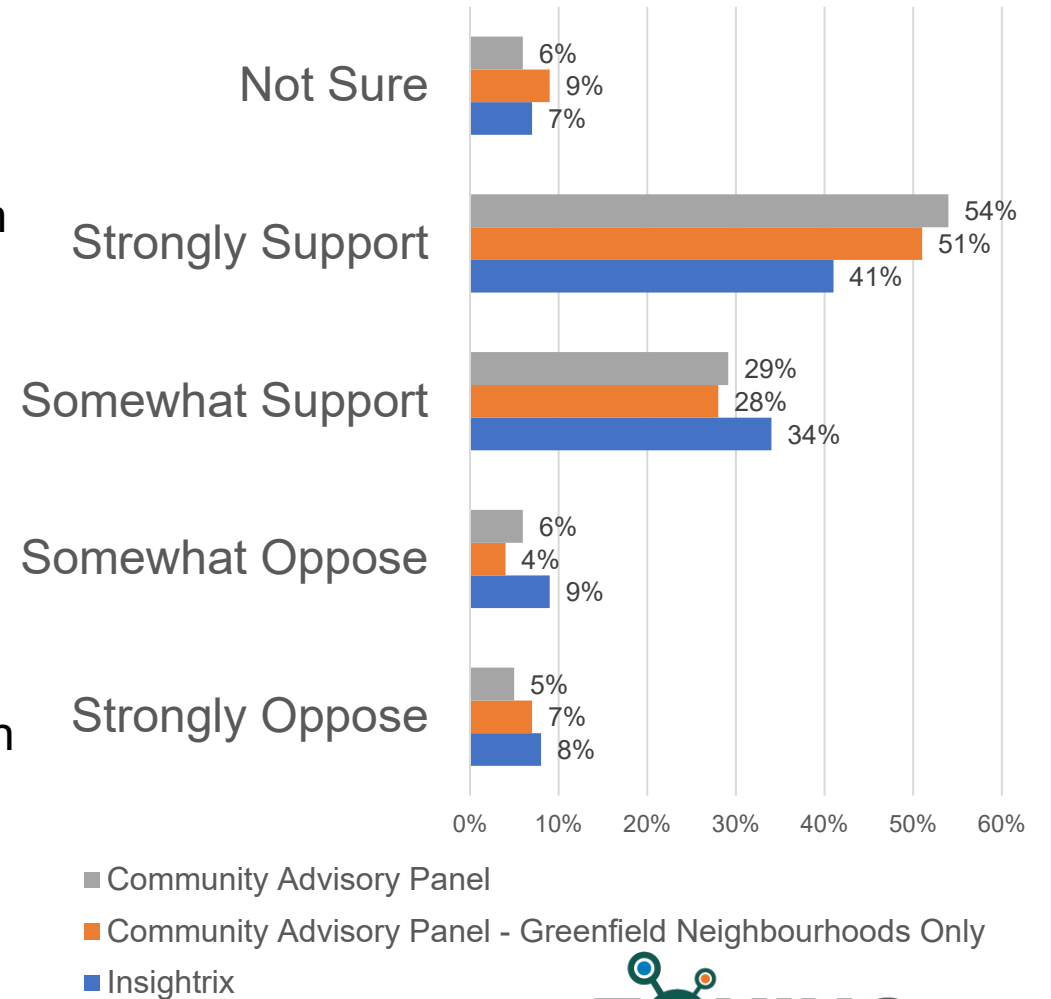
(Vertical mixed use is when there is main floor commercial /office and residential space above)

Respondents who supported vertical mixed use stated:

- Creates foot traffic
- Good use of space / more density / reduces sprawl
- Allows for services within walking distance / attractive option for customers / convenience
- Provides more housing options
- Provides options for small businesses
- Like the concept

Respondent who opposed vertical mixed use stated:

- Safety concern / too many strangers
- Lack of parking for residents / increased traffic
- Don't support mixing of uses / residential should not mix with other uses
- Areas are not well kept
- Noise
- Not appropriate for Saskatoon / too much like downtown



HORIZONTAL MIXED USE IN VILLAGE CENTRES

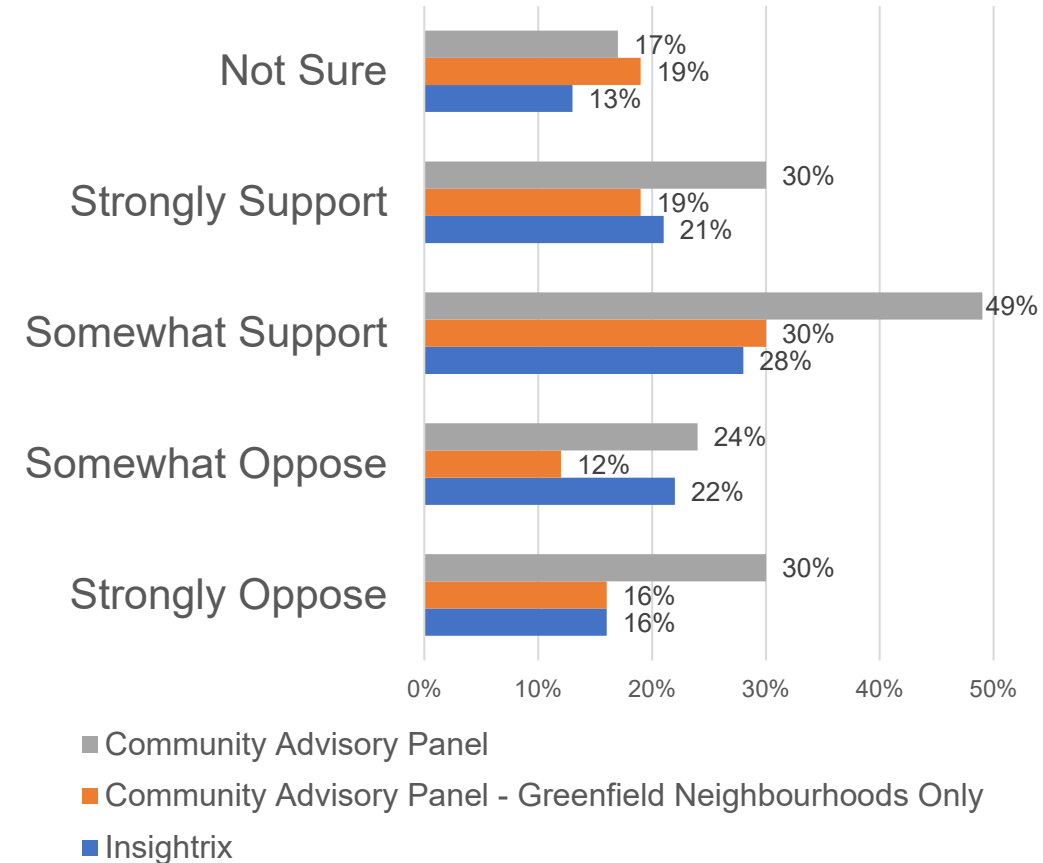
(Horizontal mixed use is when the main floor with commercial, office or residential units)

Respondents who supported horizontal mixed use stated:

- Convenience / walking distance / general community interaction
- Promotes business
- Provides variety / unique / options
- Efficient use of space / curb spawl
- Reduces need to drive / Accessibility
- Increases affordability
- Good use of space / more density / reduces sprawl

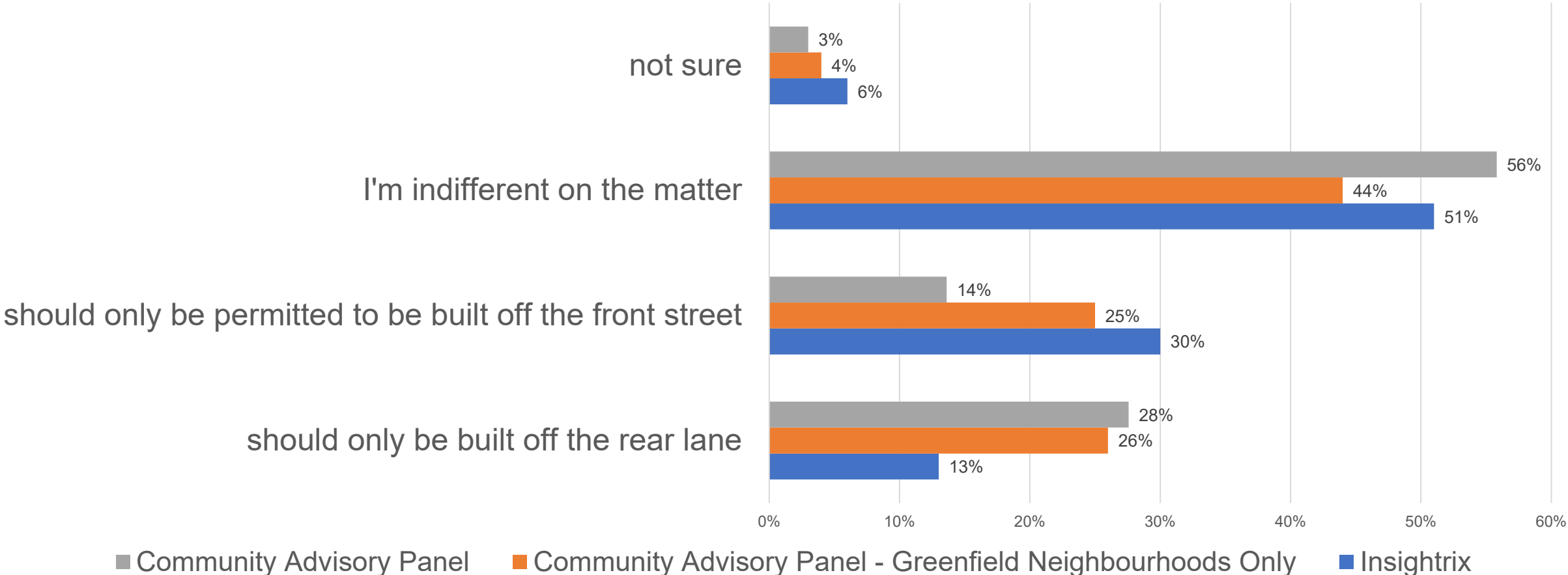
Respondent who opposed horizontal mixed use stated:

- Doesn't make sense to mix uses on the same level
- Not a good use of space / doesn't maximize land use
- Not a good design / ugly / strange concept
- Prefer vertical mixed use
- Lack of parking / too much noise / lack of privacy
- Security concerns / not safe for kids
- Residential uses should not be mixed with others / not on the main floor / Commercial traffic would get confused



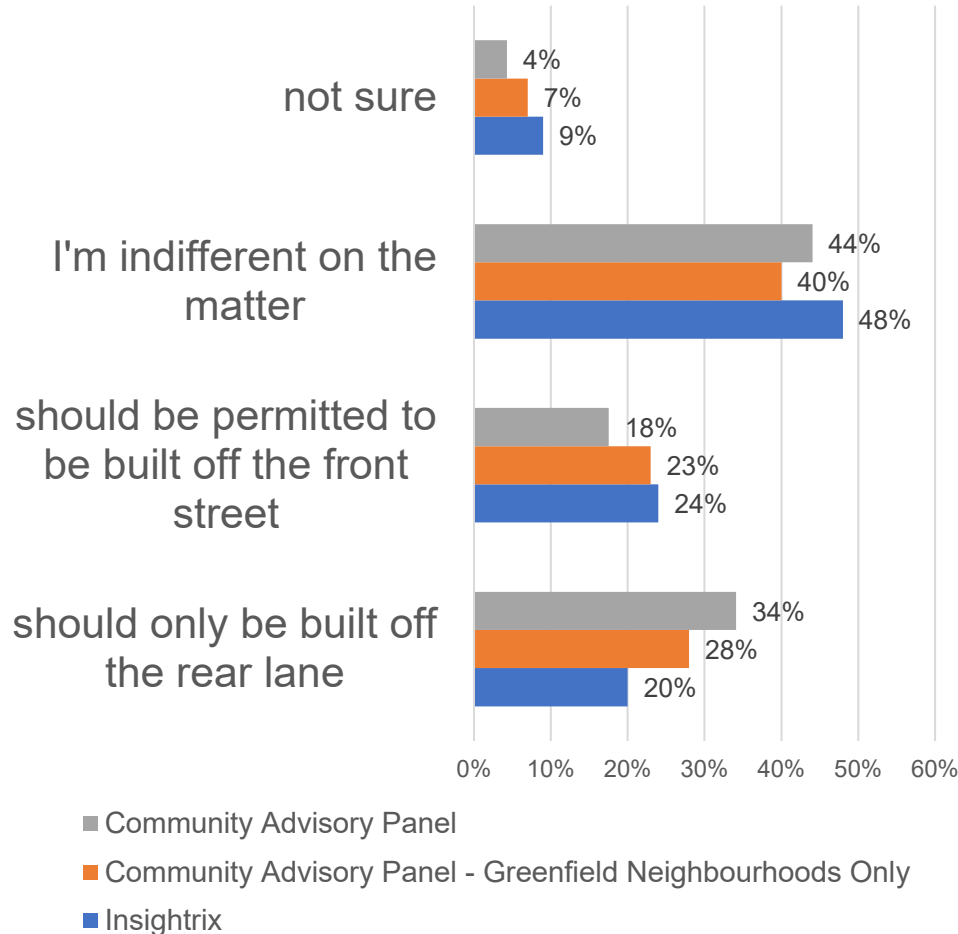
SINGLE FAMILY HOMES

GARAGE LOCATION WHERE THERE IS ACCESS TO A REAR LANE



TOWNHOMES

GARAGE LOCATION WHERE THERE IS ACCESS TO A REAR LANE



Respondents who were indifferent or indicated that driveways should be permitted in the front yard said:

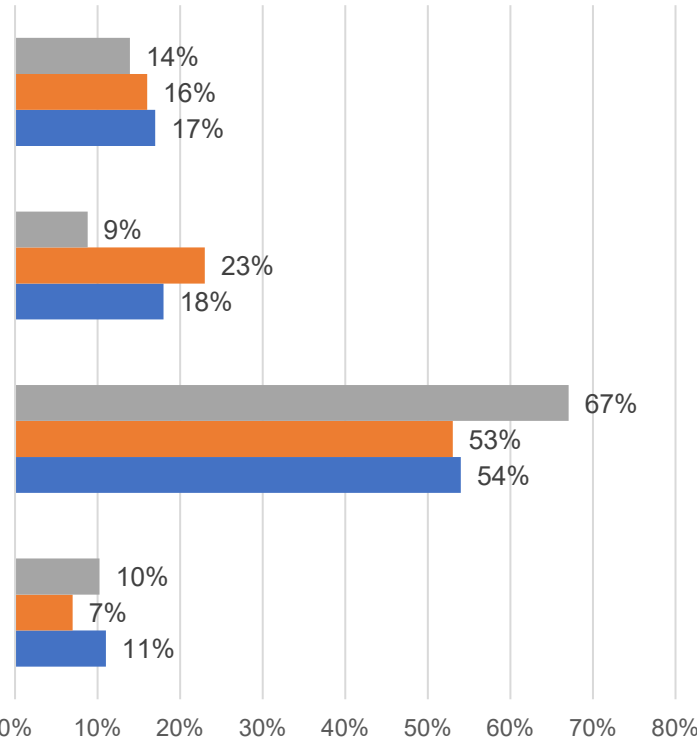
- Both options are acceptable and it should be personal choice / Should depend on lot configuration
- Don't like lanes / lanes are unsafe or ugly
- Provides more options for parking / cars end up parking on the street
- Provides more space for the backyard
- Doesn't affect me
- Lanes should be for services

Respondents who indicated garages should only be built off the rear lane said:

- Garages are ugly
- Driveways should not be allowed on arterials
- More driveways provides for more potential pedestrian / vehicle conflicts / more pedestrian friendly
- Curb appeal / more space
- What would be the purpose of lanes if not for this?

WHERE AN ADJACENT PROPERTIES HAVE DIFFERENT BUILDING HEIGHTS

I don't have an opinion on the matter



Buildings that back onto other properties should be the same height.



Buildings that are different heights should have a buffer of some sort (such as a street, lane or...)



Buildings can be different heights regardless of how close they might be to other properties.

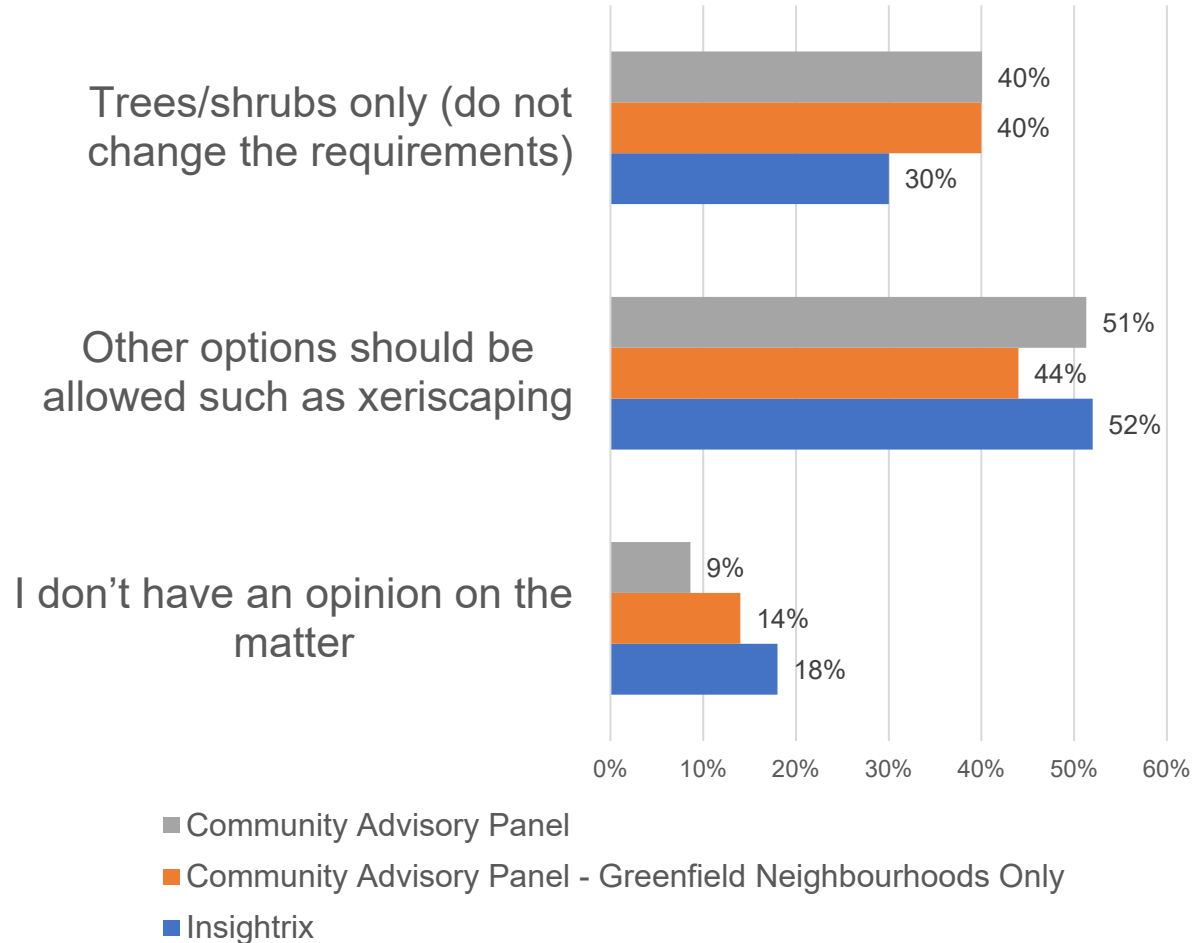


- Community Advisory Panel
- Community Advisory Panel - Greenfield Neighbourhoods Only
- Insightrix



More than 50% of respondents preferred buildings that are different heights should have a buffer of some sort (street, lane, greenspace) for both surveys

LANDSCAPING PREFERENCES FOR COMMERCIAL, INDUSTRIAL, MIXED USE AND HIGHER DENSITY DEVELOPMENT



Respondents who preferred other options stated:

- Provides options for neighbourhoods / creativity / variety / diversity
- Environmentally friendly / natural
- Should be personal choice
- Less maintenance
- Reduces watering needs
- Preference for no trees

Respondents who preferred trees / shrubs only stated:

- Preference / other options do not look nice
- Trees add character / fits in better / uniformity
- There aren't enough trees
- Better option for our climate / other options not appropriate for Saskatoon
- Environmental / health benefit
- Provides for a quality of life

ABOUT THE RESPONDENTS

Type of Home Respondent Lives In

Type	Insightrix	Community Advisory Panel
Single Family Detached	63%	81%
Duplex	2%	2%
Townhouse	11%	6%
Apartment or Condominium	24%	9%

Number of People in the Home

Number of People	Insightrix	Community Advisory Panel
Just me	14%	13%
2	34%	50%
3	20%	15%
4	20%	13%
5+	13%	7%

ABOUT THE RESPONDENTS

Gender	Inshtrix	Community Advisory Panel
Female	54%	45%
Male	44%	50%
Non-Binary	1%	1%
Prefer Not To Say	1%	3%

Age	Inshtrix	Community Advisory Panel
18-34	30%	7%
35-54	42%	40%
55+	28%	52%

Children Under 18?	Inshtrix	Community Advisory Panel
Yes	48%	26%
No	52%	59%

ABOUT THE RESPONDENTS

Do you self declare as an Indigenous person?	Insightrix	Community Advisory Panel
Yes	6%	2%
No	90%	89%
Prefer not to say	5%	7%

Have you moved to Canada in the past 5 years?	Insightrix	Community Advisory Panel
Yes	7%	1%
No	92%	96%
Prefer not to say	1%	0%

ABOUT THE RESPONDENTS

Income	Insightrix	Community Advisory Panel
Less than \$30,000	6%	2%
\$30,000 to just under \$60,000	14%	8%
\$60,000 to just under \$90,000	16%	16%
\$90,000 to just under \$120,000	18%	17%
\$120,000 or more	29%	30%
Prefer not to say	18%	22%